



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**CONSENT MINUTES**  
**OCTOBER 23, 2017**

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**BOARD MEMBERS:**

Fred Sweeney, *Chair*  
Brian Miller, *Vice Chair*  
Lisa James  
Joseph Moticha  
Robert Richards

**CITY COUNCIL LIAISON:** Jason Dominguez  
**PLANNING COMMISSION LIAISON:** Addison Thompson

**STAFF:**

Irma Unzueta, Design Review Supervisor  
Katie Mamulski, Planning Technician  
Krystal M. Vaughn, Commission Secretary

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**ATTENDANCE**

Members present: Moticha and Richards  
Staff present: Mamulski

**REVIEW AFTER FINAL**

**A. 333 EL CIELITO RD RS-1A Zone**  
Assessor's Parcel Number: 021-083-005  
Application Number: MST2016-00176  
Owner: Emmerson Family Revocable Trust  
Applicant: Lindsay Emmerson

(This is a revised project description. Proposal to permit and relocate an "as-built" 96 square foot shed, to construct a new 439 square foot circular accessory building (yurt) with skylight on a raised platform with a new deck, and to permit the "as-built" entry pillars and gate to an existing 2,377 square foot single-family residence. The proposed total of 2,912 square feet on a 1.75 acre lot in the Hillside Design District is 55% of the guideline maximum floor-to-lot area ratio (FAR). An Administrative Exception is requested to allow the "as-built" entry pillars that exceed 3.5 feet in height within 10 feet of a front lot line. Two 9' x 18' feet uncovered parking spaces are proposed on an existing paved driveway. The project received Staff Hearing Officer approval for requested zoning modifications to allow the accessory structures in the front yard and to allow the total detached accessory structures to exceed 500 square feet. The project will address violations in Zoning Information Report ZIR2011-00194.)

**(Review After Final is requested for revisions to the previously approved yurt. Project must comply with Staff Hearing Officer Resolution No. 084-16. Project was last reviewed October 9, 2017.)**

**Approval of Review After Final as submitted.**

**REVIEW AFTER FINAL****B. 762 WESTMONT RD****RS-6 Zone**

Assessor's Parcel Number: 013-103-001  
Application Number: MST2014-00110  
Owner: Timothy R. Sulger  
Architect: Broderson Associates

(Proposal for a 355 square foot swimming pool, 68 square foot spa, 61 square foot barbeque, and 1,091 square feet of new paved patio area to be added to the existing 491 square foot patio. There is no significant grading proposed.)

**(Review After Final is requested for revised paving details. Project was last reviewed July 31, 2017.)**

**Approval of Review After Final as submitted.**

**FINAL REVIEW****C. 1686 LAS CANOAS RD****RS-1A Zone**

Assessor's Parcel Number: 021-072-007  
Application Number: MST2015-00573  
Owner: Linda Kiefer  
Architect: Sherry Associates

(Proposal for 419 square feet of first-story additions, conversion of the existing 538 square foot garage and storage area to habitable space, construction of a new 567 square foot two-car garage, a detached 211 square foot gym, a detached 214 square foot storage building, a new 1,040 square foot barn, a new unenclosed horse arena, a new round pen and 3 covered pasture shelters totaling 360 square feet, a new trellis, deck, and two new uncovered parking spaces to an existing 2,960 square foot, one-story single-family residence. The proposal includes permitting an "as-built" approximately 6-foot, 8-inch tall electrical entry gate and columns and "as-built" alterations to the driveway. An Administrative Height exception is requested to allow the over-height gate and columns within 10 feet of the front lot line. The proposal also includes permitting an "as-built" covered entry porch, breakfast room, and bar sink that were approved under expired building permit BLD91-00599 and permitting an "as-built" water heater approved under expired building permit BLD2002-00019. The proposed total of 5,949 square feet of development is 104% of the guideline maximum allowed floor-to-lot area ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2014-00383. Staff Hearing Officer review was requested and approved for two zoning modifications to allow the total proposed accessory space to exceed 500 square feet, and to allow accessory buildings in the remaining front yard.)

**(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 044-16. Project was last reviewed August 7, 2017.)**

**Final Approval with the condition that the Transportation Division must review and approve the exit gate on the circular driveway.**

**PROJECT DESIGN AND FINAL REVIEW****D. 139 LOMA MEDIA RD****RS-15 Zone**

Assessor's Parcel Number: 019-261-014  
Application Number: MST2016-00517  
Applicant: Ken Mineau  
Owner: Arlene Montesano  
Architect: Paul Rubison, Architect  
Landscape Architect: Jeff Yardy

(Proposal to create a new bedroom and bathroom on the lower level within the same building footprint and a new deck expansion of 54 square feet on the upper level to match existing lower-level deck. The proposal also includes replacing all existing single glaze windows and patio doors with dual glaze, a new roof entry canopy with brackets, new exterior siding, a new fireplace, new patio doors, "as-built" skylights, and other site improvements. Project will address violations in ZIR2015-00521 and ENF2016-00852 and has received Staff Hearing Officer approval for two front setback modifications and an Open Yard modification. The existing total of 2,948 square feet on a 7,121 square foot lot located in the Hillside Design District is 99% of the maximum allowable floor to-lot-area ratio (FAR).)

**(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 045-17. Project was last reviewed May 15, 2017.)**

**Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.**

**CONTINUED ITEM****E. 562 LA MARINA DR****RS-7.5 Zone**

Assessor's Parcel Number: 035-211-006  
Application Number: MST2017-00595  
Owner: Diane Barrickman

(Proposal for additions and alterations to an existing 1,816 square foot, one-story single residential unit with an attached 453 square foot, two-car garage. The proposal includes a 181 square foot one-story addition, interior remodel, new windows, and new asphalt shingles. The proposed total of 2,450 square feet of development on a 33,106 square foot lot located in the Hillside Design District is 51% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Project was last reviewed October 2, 2017.)**

**Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.**

**CONTINUED ITEM****F. 5 SANTA CRUZ BLVD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-012  
Application Number: MST2017-00652  
Owner: Porter Family Trust  
Architect: John Beauchamp

(Proposal for minor repairs and improvements to an existing one-story single-unit residence and detached garage located in the Hillside Design District. The proposed project consists of the replacement of existing windows and doors, removing an existing fireplace at the rear facade for a new window opening, and adding a new entry trellis. No new square footage is proposed.)

**(Action may be taken if sufficient information is provided. Project was last reviewed October 16, 2017.)**

**Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.**

**CONTINUED ITEM****G. 322 E ALAMAR AVE****RS-7.5 Zone**

Assessor's Parcel Number: 053-202-001  
Application Number: MST2017-00619  
Owner: Michael D. Gurven  
Applicant: Amy Von Protz

(Proposal to construct a 215 square foot wood trellis within the secondary front yard. Also proposed are a new exterior light fixture, the removal of one existing window, and the removal of an unpermitted wood trellis within the front yard setback. The existing total of 2,641 square feet of development on a 9,014 square foot lot is 77% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Project was last reviewed October 2, 2017.)**

**Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.**

**NEW ITEM**

**H. 1459 CRESTLINE DR**

**RS-15 Zone**

Assessor's Parcel Number	049-241-008
Application Number:	MST2017-00671
Owner:	Carroll & Joanne Alpers, Trustees
Applicant:	Bart Millar

(Proposal to remove an existing 60" chain link fence and construct a new retaining wall at rear property line, and a new 60" chain link fence to be constructed in front of the wall. No additional changes are proposed to the existing single-unit residence located in the Hillside Design District.)

**(Action may be taken if sufficient information is provided.)**

**Continue one week due to the applicant's absence.**